

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Brand New Just Completed 2-Bedroom, 2-Bathroom, 1 Car Park 93sqm
of total space SEDDON VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,000

Property type

Commercial

Suburb

Seddon

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2105/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$825,000	16-Sep-24
2215/1 WARDE STREET FOOTSCRAY VIC 3011	\$795,000	20-May-24
2203/1 WARDE STREET FOOTSCRAY VIC 3011	\$785,000	04-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 November 2025



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**2105/5 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$825,000** Sold Date **16-Sep-24**

Distance **1.18km**



**2215/1 WARDE STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$795,000** Sold Date **20-May-24**

Distance **1.11km**



**2203/1 WARDE STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$785,000** Sold Date **04-Jun-24**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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